

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Sarai Cartagena		
	Debtor	CHAPTER 13
PNC Bank, National Association		
	Movant	
vs.		NO. 15-10751 MDC
Sarai Cartagena		
	Debtor	
William C. Miller Esq.		11 U.S.C. Sections 362 and 1301
	Trustee	

**ORDER**

AND NOW, this <sup>4<sup>th</sup></sup> day of *September*, 2018 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 1128 East Tioga Street, Philadelphia, PA 19134 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its <sup>in rem</sup> rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. ~~Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.~~

*Magdelene D. Co*  
BJ.